

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Ludington Building

AND/OR COMMON
Same

2 LOCATION

STREET & NUMBER 1104 South Wabash Avenue

CITY, TOWN

Chicago

VICINITY OF
CODE

7th

STATE

Illinois

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

COUNTY

Cook

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME American National Bank

STREET & NUMBER 33 North LaSalle Street

CITY, TOWN

Chicago

VICINITY OF

STATE
Illinois

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Cook County Recorder of Deeds

STREET & NUMBER 228 North LaSalle Street

CITY, TOWN

Chicago

STATE
Illinois

6 REPRESENTATION IN EXISTING SURVEYS

TITLE 1 Inventory of Historic Structures in the Loop, Chicago, Cook County
2 Chicago's Landmark Structures: An Inventory - Central AreaDATE 1 October 1972
2 1975

FEDERAL 1 _STATE_ _COUNTY_ 2X LOCAL - private

DEPOSITORY FOR SURVEY RECORDS 1 Department of Conservation, Springfield, Illinois
2 Landmarks Preservation Council of Illinois

CITY, TOWN

STATE

77 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Ludington Building is located on the southwest corner of Wabash Avenue and 11th Street in Chicago. Adjacent to the rear alley wall of the building is the Jackson Park-Englewood Elevated line which is part of the "Alley Elevated" railroad system begun in 1891.

Jenney's building has 8 stories with one basement. It is constructed with a steel frame and spread foundations that were designed to carry an additional eight stories.¹ It is faced on the two street sides (east and north) in terra cotta and stone, now painted. The rear of the building and south party wall are of common brick. An original loading dock abuts the west facade on the alley.

The street facades of the Ludington Building have a large proportion of glass in simple mullions and spandrels that create cage-like cells with a strong rhythm. They clearly demonstrate Jenney's training as an engineer, in contrast to the work of some of his contemporaries who relied heavily on applied ornament. As with traditional Chicago School buildings the ornamentation is concentrated at the lower level and the roofline. An ornamented beltcourse is found above the shopfronts; the roofline consists of an ornamented cornice and entablature. Verdict emphasis is given by a very thin quoin at each corner. This detailing is also seen by the use of very thin pilasters on each side of each corner bay and flanking the center tier of bays above the front door, centered in the east facade. The windows, grouped in pairs in each bay, are double hung.

The building continues to be used as office space. Because Jenney employed the most up-to-date building methods of the day and equipped the Ludington with the latest amenities including three passenger and two freight elevators, it was called "first class in all respects" in the Chicago Daily News and Political Digest of 1893, p. 386.

The exterior is intact including the cornice and original shop fronts (which are becoming rare in Chicago). The entrance is the only major exterior element that has been altered, apparently modernized in the 1950s or 1960s. Four small arches are shown in the sketch of the Ludington published by Inland Architect, August 1892 which may be concealed behind the building sign over the entry, altered already in the 1940s. Except for its being painted and the front entrance alteration, the building retains virtually the same appearance as it did 85 years ago.

¹ Frank Randall, The Development of Chicago Building Construction

(New York: Arno Press, 1972), p. 124.

0 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW					
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1892

BUILDER/ARCHITECT Jenney & Mundie

STATEMENT OF SIGNIFICANCE

The significance of the Ludington Building is based upon its remarkable design by the father of the Chicago School of Architecture, William LeBaron Jenney. Its importance in architectural history has increased in recent years with the destruction of many of Jenney's other major works.

William LeBaron Jenney is considered the founder of the Chicago School of Architecture with his invention of steel skeleton construction of tall buildings. It is from his work that the later Chicago School buildings sprang. Importantly, he trained many of the major Chicago architects including Louis Sullivan, Martin Roche, William Holabird and Daniel Burnham.¹ Jenney was also prominent as the architect and engineer of the West Park system from 1869 to the 1890s.

Jenney designed seven office and store buildings of importance in central Chicago, including the Ludington. Only three survive intact. The six buildings other than the Ludington are:

- Leiter I Building (1879). Demolished.
- Home Insurance Building (1885). Demolished.
- Leiter II Building, now Sears Roebuck store (1890).
- Fair Store (1890), facades removed and replaced with modernization.
- Manhattan Building (1891), currently empty of all tenants.
- Isabella Building (1893), ground floor demolished and top floor removed.

At the time of construction, the Ludington was one of five office structures Jenney was simultaneously building in the Loop.

Among the buildings of Jenney the Ludington holds a crucial position. Carl Condit has stated:

The most crisp and elegant treatment of the elevations in all of Jenney's designs appears in the Ludington Building... Through its regularity and harmony, and its unusually slim piers and spandrels, the light and open and graceful wall that is possible with steel framing is given full expression... The base of the Ludington is unusually fine: the narrow piers and the wide, undivided window panes set flush show how far Jenney could exploit the steel frames for lively architectonic effect.²

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CONTINUATION SHEET 1

ITEM NUMBER 8

PAGE 2

Nelson Ludington, a lumberman from Escanaba, Michigan, employed Jenney to build this structure. It was owned by the family until 1960 when Warshawsky and Company, dealers in automobile accessories, purchased it.

¹ Sigfried Giedion, Space, Time and Architecture (Cambridge: 1941) , pp. 370-74

² Carl Condit , The Chicago School of Architecture (Chicago: The University of Chicago Press, 1964) , pp. 92-93.

90 MAJOR BIBLIOGRAPHICAL REFERENCES

Condit, Carl W. The Chicago School of Architecture. Chicago: University of Chicago Press, 1964

Randall, Frank. History of the Development of Building Construction in Chicago. Urbana, Illinois: University of Illinois Press, 1949

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A

ZONE	EASTING	NORTHING

B

ZONE	EASTING	NORTHING

C

ZONE	EASTING	NORTHING

D

ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

Lots 1 and 2, Block 22 of Canal Trustees' Subdivision of Lots in fractional section 15 Addition to Chicago, Fractional Section 5-39-14

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Devereux Bowly, Jr.

ORGANIZATION

Landmarks Preservation Council of Illinois

DATE

10/2/79

STREET & NUMBER

407 S. Dearbor..

TELEPHONE

312-922-1742

CITY OR TOWN

Chicago

STATE

Illinois

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHFOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

ENTRIES IN THE NATIONAL REGISTER

STATE ILLINOIS

Date Entered MAY 8 1989

<u>Name</u>	<u>Location</u>
Building at 14-16 Pearson Street	Chicago Cook County
Drake Hotel	Chicago Cook County
Ludington Building	Chicago Cook County
Story-Camp Rowhouses	Chicago Cook County
Hayward-Hill House	Hillsboro Montgomery County

Also Notified

Honorable Charles H. Perry
Honorable Adlai E. Stevenson
Honorable Cardiss Collins
Honorable Daniel B. Crane

For further information, please call the National Register at (202) 343-6401.